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8 Marlborough Drive  
Clayhall, Essex IG5 0JN  
Price guide £500,000

## 8 Marlborough Drive, Clayhall, Essex IG5 0JN

PRICE GUIDE £500,000 - £525,000 - Offered to the market CHAIN FREE, this attractive three bedroom detached chalet occupies a sought-after position on Marlborough Drive in the popular Clayhall area of Ilford. The property boasts three generous bedrooms and well-proportioned living accommodation throughout, complemented by a shared driveway leading to a garage along with further off-street parking. To the rear is a particularly impressive garden extending to approximately 80ft — offering excellent scope for growing families, keen gardeners, or those looking to extend, subject to the usual consents. The home is ideally placed for a number of highly regarded local schools, including Beal High School and Park Hill Primary, and is well served by an excellent range of shops, supermarkets and everyday amenities, with the wider retail and leisure facilities of Gants Hill and Barkingside close by. Commuters are well catered for via the Central Line at Redbridge, Gants Hill and Newbury Park stations, providing swift and direct links into the City and West End. An ideal purchase for a family seeking space and a hassle-free move — early viewing is strongly recommended.

### ENTRANCE PORCH

Double glazed double doors with fixed sidelights and fanlights over, further double glazed window with fanlight over to flank, multi paned double doors with obscure leaded light style inserts and obscure multi paned fixed sidelights leading to:

### ENTRANCE HALL

Stairs to first floor, wood strip flooring, double radiator, storage cupboard, doors to:

### BEDROOM 14'5 x 11'2 (4.39m x 3.40m)

Three light double glazed bay with fanlights over, further three light double glazed window with fanlights over to flank, double radiator, wood strip flooring.

### BEDROOM 10'6 x 9'10 (3.20m x 3.00m)

Three light double glaze window with fanlight over, wood strip flooring, double radiator

### BATHROOM 9'6 x 7'10 (2.90m x 2.39m)

Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, bidet, double radiator, tiled walls, tiled floor, obscure double glazed window, airing cupboard housing boiler.

### RECEPTION ROOM 13'9 x 10'10 (4.19m x 3.30m)

Three light double glazed window with fanlights over, wood strip flooring, double radiator, double glazed double doors with fixed sidelights and fanlights over leading to rear garden.

### KITCHEN 11'10 x 10'2 (3.61m x 3.10m)

Range of wall and base units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap, recess for cooker with extractor hood over, plumbing for washing machine and dishwasher, part tiled walls, tiled floor, two light double glazed window to rear, double glazed door to rear garden, inset spotlights to ceiling.

### FIRST FLOOR LANDING

Double glazed skylight window, access to loft, eaves storage, door to:

### BEDROOM 16'5 x 14'5 (5.00m x 4.39m)

Fitted wardrobes to one wall with overhead storage, three light double glazed window with fanlights over, double radiator.

### REAR GARDEN

Approx 80' rear garden with paved patio area, lawn, mature shrubs, outside light, outside tap, door to garage.

### DETACHED GARAGE

Up and over door. Three light double glazed window.

### FRONT GARDEN

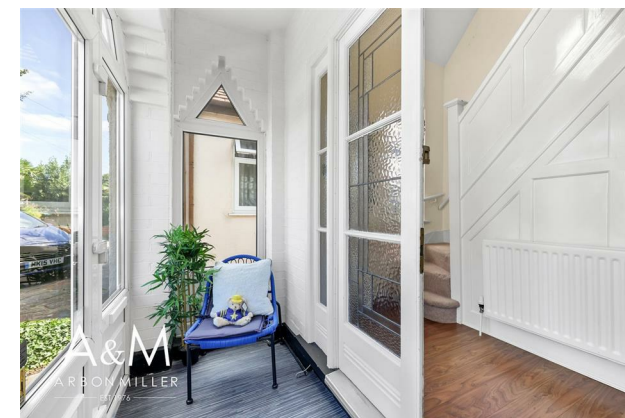
Paved front garden. Shared driveway leading to DETACHED GARAGE.

### COUNCIL TAX

London Borough of Redbridge - Band E

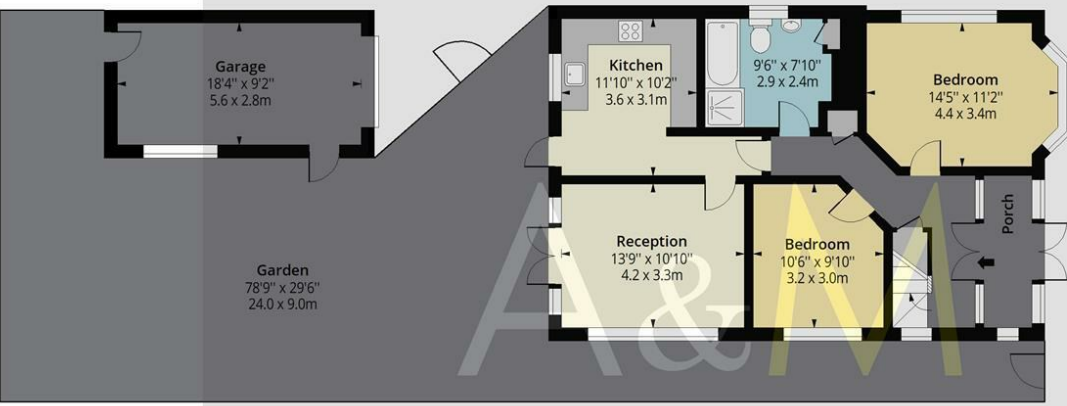
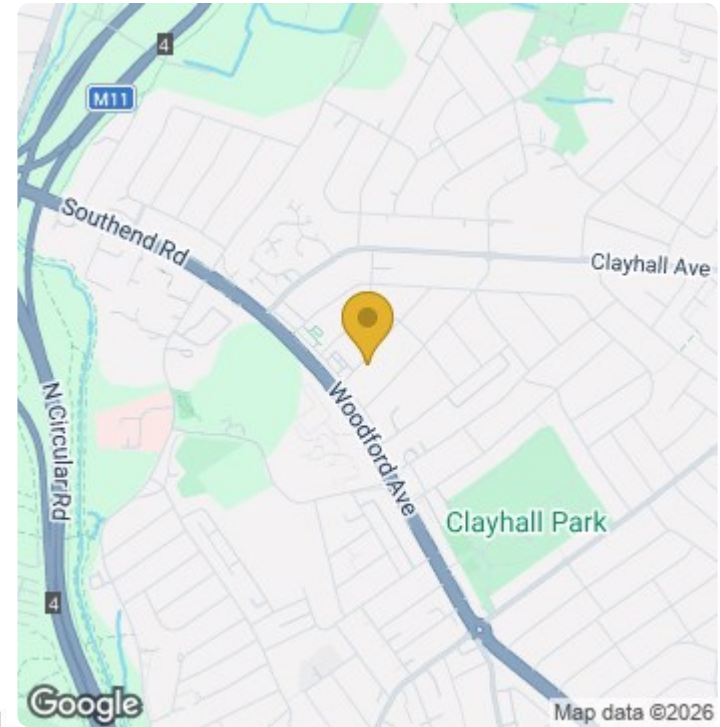
### AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



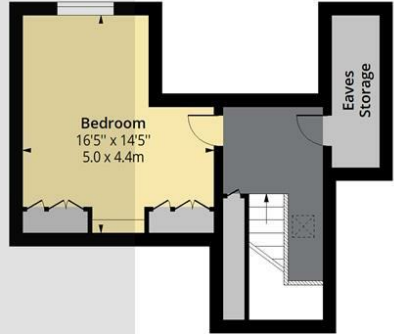
# Marlborough Drive IG5

Approx. Gross Internal Area 1164 Sq Ft - 108.14 Sq M  
 Approx. Gross Eaves Storage/ Garage Area 210 Sq Ft - 19.51 Sq M



**Ground Floor**  
 Floor Area 834 Sq Ft - 77.48 Sq M

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**First Floor**  
 Floor Area 330 Sq Ft - 30.66 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 30/6/2026

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC



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